



CAPE CANAVERAL BUILD-TO-SUIT OPPORTUNITY

6799 N Atlantic Avenue

6799 N Atlantic Avenue Cape Canaveral, FL 32920

UP TO SF OF LAND

presented by:

J. BLAKE ROBISON

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EXECUTIVE SUMMARY

• 6799 N Atlantic Avenue Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF:

Build-to-Suit Opportunity on a .73 acre site.

Traffic Count: 30,950 (19)

Lease Rate:

N/A

Lot Size:

0.73 Acres

Zoning:

CI

PROPERTY OVERVIEW

LOCATION OVERVIEW

- Property is located on A1A, the north-south thoroughfare between Ron Jon Surf Shop, World Famous Cocoa Beach Pier, & the 2nd largest cruise passenger terminal in the world. This ideal location is surrounded by National Retail Tenants, restaurants, and numerous hotels. The location is influenced by a strong local market and the tourism industry from cruises, famous beaches, and the space industry.

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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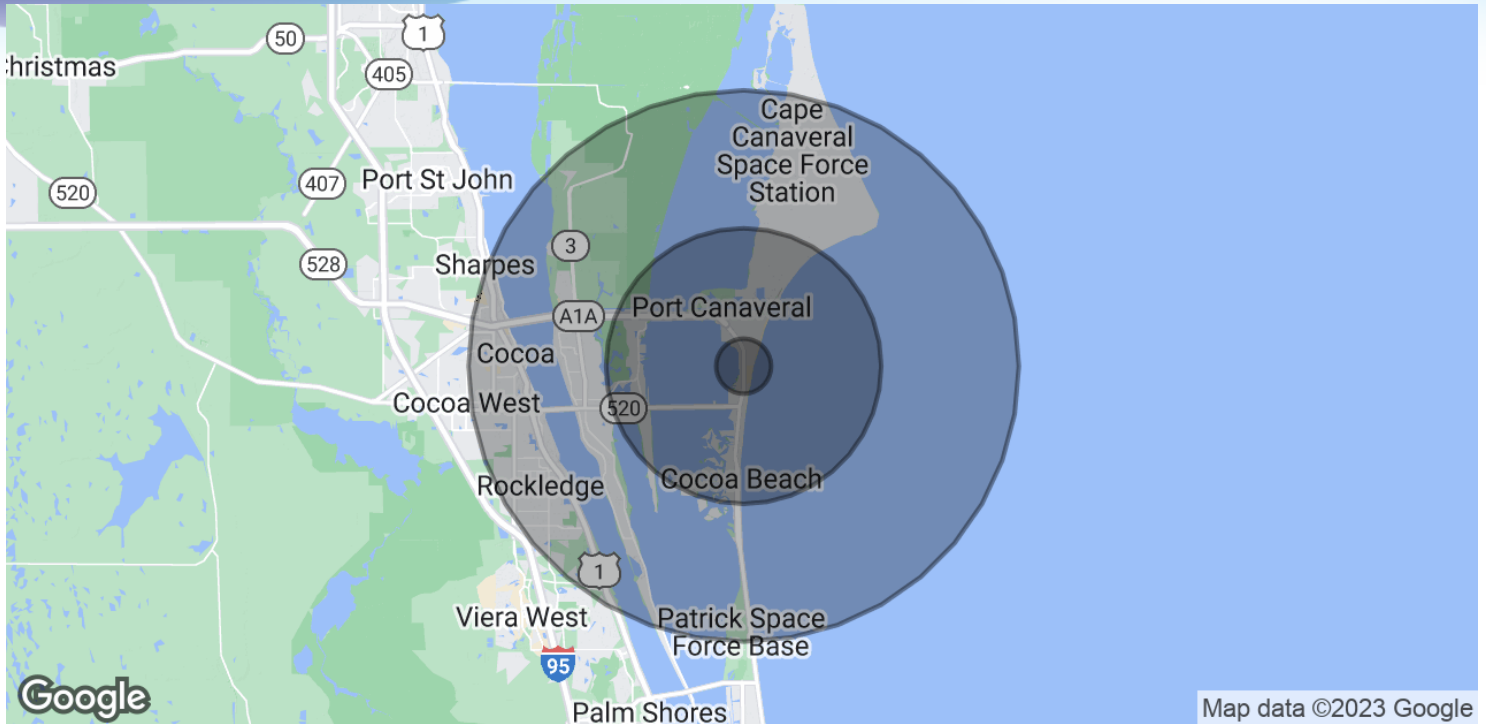
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,177	26,025	89,727
Average age	51.1	50.5	46.3
Average age (Male)	52.5	52.0	46.2
Average age (Female)	50.8	50.8	46.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,804	13,006	39,368
# of persons per HH	1.8	2.0	2.3
Average HH income	\$60,944	\$68,789	\$69,447
Average house value	\$234,749	\$272,751	\$290,949

* Demographic data derived from 2020 ACS - US Census

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